

THE REQUIREMENTS OF THIS ZONING PLAN SHALL HAVE TO BE FULFILLED IN ADDITION TO THE BUILDING REQUIREMENTS CONTAINED IN THE PUNJAB REGIONAL AND TOWN PLANNING AND DEVELOPMENT ACT, 1995 BUILDING RULES 1996 AND SUBSEQUENT NOTIFICATIONS.

ZONING CLAUSES

1) USE ZONES:-

NOTATION	PERMISSIBLE USE OF LAND	TYPE OF USES PERMISSIBLE
	ROADS	ROADSIDE FURNITURE AND AMENITIES SUB SERVIENT TO TRAFFIC AND TRANSPORTATION
	OPEN SPACES	LAND SCAPING FEATURES, PLAYGROUNDS, PUBLIC AMENITIES AND FACILITIES, AND ANY OTHER ACTIVITY SUB-SERVIENT TO RECREATION
	RESIDENTIAL	RESIDENTIAL BUILDING/ANCILLARY BUILDING INCLUDING GARAGES, SERVANT QUARTERS ETC. AND AMENITIES SUB-SERVIENT TO RESIDENTIAL
	COMMERCIAL	COMMERCIAL AND SUB-SERVIENT TO COMMERCIAL USE - SUPPLEMENTARY LAYOUT - PLAN ZONING
	PUBLIC BUILDING	PUBLIC & COMMUNITY BUILDING, PUBLIC SERVICES, UTILITIES OR USES AS DETERMINED BY THE CHIEF TOWN PLANNER/PUNJAB AND CONTAINED IN SUPPLEMENTARY ZONING PLAN
	EDUCATIONAL	COLLEGE, SCHOOLS AND THEIR ANCILLARY USES AND USE AS DETERMINED BY THE CHIEF TOWN PLANNER/PUNJAB IN CONSULTATION WITH CHIEF TOWN PLANNER, PUNJAB

2) SITE COVERAGE AND FLOOR AREA RATIO:-

- SITE COVERAGE SHALL BE AS PER BUILDING RULES 1996 AND SUBSEQUENT NOTIFICATIONS
- THE MAXIMUM PERMISSIBLE SITE COVERAGE ON RESIDENTIAL SITES SHALL BE AS UNDER:-
 - FOR THE FIRST 210 SQ METERS - 65%
 - FOR THE NEXT 210 SQ METERS - 50%
 - FOR THE REMAINING - 40%
- THE MAXIMUM FLOOR AREA RATIO IN CASE OF RESIDENTIAL PLOTTED DEVELOPMENT SHALL NOT EXCEED:-
 - FOR PLOTS UP TO 25 SQ METERS - 1.40
 - FOR PLOTS ABOVE 25 SQ METERS BUT NOT EXCEEDING 430 SQ METERS - 1.40
 - FOR PLOTS ABOVE 430 SQUARE METERS - 1.00
- FLOOR AREA RATIO SHALL NOT EXCEED IN EDUCATIONAL BUILDINGS 1.00, OTHER PUBLIC BUILDINGS 1.50 AND COMMERCIAL BUILDINGS AS PER ZONING PLAN OR ARCHITECTURAL CONTROL SHEETS. IN PUBLIC BUILDINGS THE SITE COVERAGE SHALL NOT EXCEED 40%. RESIDENTIAL COMPONENTS IN THESE BUILDINGS SHALL NOT EXCEED 60% OF THE TOTAL FLOOR AREA. THE MAXIMUM NUMBER OF STOREYS IN PUBLIC BUILDINGS SHALL NOT EXCEED SIX (MAXIMUM HEIGHT 20.2M OR 66' 3"). OVER BUILDING HAVING MORE THAN ONE FLOOR SHALL BE PROVIDED WITH A MINIMUM OF ONE LIFT AS PER SECTION 2.2 OF BUILDING RULES 1996.

3) BUILDING LINE

NO BUILDING SHALL BE ALLOWED TO PROJECT BEYOND THE FRONT REAR AND SIDE BUILDING LINES SHOWN THIS ON THE ZONING PLAN.

4) PROJECTION

- WHERE THERE IS AN UNCOVERED BALCONY OR CHAIJAO CANTILEVER FROM WALL, IT SHALL NOT PROJECT MORE THAN TWO METERS BEYOND THE BUILDING LINE WHEN MEASURED AT RIGHT ANGLE TO THE OUTER FACE OF THE WALL AND SHALL BE WITHIN THE BOUNDARIES OF THE SITE AND IN CASE OF ROW HOUSES OR BUILDING ADJOINING EACH OTHER THE PROJECTIONS SHALL NOT BE MORE THAN ONE METRE IN CASE THE AREA OF SITE IS LESS THAN 20 SQ METERS (UP TO 10M). PROVIDED THAT PROJECTION ON DOOR AND WINDOW SHALL NOT EXCEED 0.6 METRES.
- NO PROJECTIONS SHALL BE AT A LESSER HEIGHT THAN 2.25M CLEAR ABOVE THE PLINTH LEVEL OF BUILDING.
- THE WIDTH OF THE PROJECTION SHALL NOT EXCEED THE WIDTH OF THE SITES. THE AREA OF PROJECTION SHALL NOT BE COUNTED TOWARDS THE COVERED AREA OF THE SITE.
- NO PROJECTION WILL BE ALLOWED OVER GOVT. LAND IN CASE OF CORNER PLOTS.

5) HEIGHT:-

THE NUMBER OF STOREYS IN RESIDENTIAL BUILDING SHALL NOT EXCEED THREE (MAXIMUM HEIGHT 32'-0")

USE ZONES	PERMISSIBLE HEIGHT FROM PLINTH TO TOP OF PARAPET / BARASATI
	4) MAXIMUM HEIGHT 32'-0"
	5) SINGLE STOREY ZONE 24'-0"
	6) AS PRESCRIBED IN THE SUPPLEMENTARY LAYOUT PLAN ZONING, PLAN OF ARCHITECTURAL CONTROL SHEET.

6) PLINTH LEVEL:-

THE CLEAR HEIGHT FROM FLOOR TO CEILING IN CASE OF GARAGE, STORE, TOILET, BARASATI AND MUDRY SHALL NOT BE LESS THAN 2.20 METERS (7'-6")

7) SIDE ENTRY GATE IN CORNER PLOTS:-

- NO SIDE ENTRY IN THE MAIN BUILDING SHALL BE ALLOWED
- NO SIDE BACK GATES WILL BE ALLOWED IN CASE OF PLOTS SAILING ON VVA AND V2 ROADS AND WHERE THE PUBLIC OPEN SPACES SEPARATING THE PLOTS AND THE ROAD RESERVATION EXCEED 30'-0"

8) MINIMUM COVERAGE PER DWELLING UNIT:-

THE MINIMUM COVERAGE PER DWELLING UNIT (INCLUDING KITCHEN, TOILET, BED ROOM AND BATH ROOM) SHALL NOT BE LESS THAN 25% OF THE PERMISSIBLE COVERED AREA FOR ALL RESIDENTIAL PLOTS.

9) RESTRICTION ON ACCESS FROM MAIN PERIPHERAL ROAD:-

IN CASE OF PLOTS WHICH BACK ON THE PERIPHERAL ROADS AND PLOTS FALLING ON PUBLIC OPEN SPACES AND WHERE ACCESS WHATSOEVER SECONDARY OR MAIN SHALL BE ALLOWED FROM THE ROAD OR OPEN SPACES.

10) BOUNDARY WALL AND GATES:-

- THE BOUNDARY WALLS OF RESIDENTIAL END PLOTS SHALL BE ROUNDED AT CORNERS BY RADII OF (5'-0" TO 10'-0") CURBING ON ROADS.
- THE HEIGHT FRONT AND SIDE BOUNDARY WALLS IN RESIDENTIAL PLOTS SHALL BE 6.0M (20'-0") AND THAT OF THE REAR OPEN COURT/YARD BOUNDARY WALL SHALL BE 4.0M (13'-0").
- THE GATES AND THEIR POSITION SHALL BE AS SHOWN ON THE PLAN.
- THE GATE POSTS SHALL PROVIDE FOR DISPLAY OF POSTAL NO. OF PLOTS.

11) TREES:-

NO TREE SHALL BE CUT WITHOUT THE PRIOR APPROVAL OF THE E.O. MOHALI PUNJAB UNLESS THEY INTERFERE IN THE BUILDING AND EXISTING TREE SHOWN THIS ON PLAN SHALL BE DEEMED TO BE PROTECTED TREES.

12) BASEMENT:-

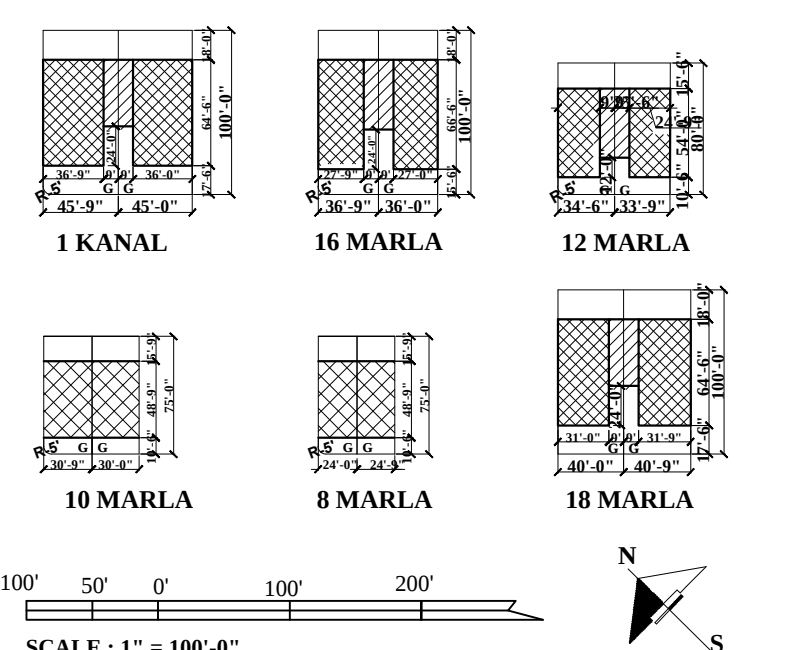
- BASEMENT IS PERMISSIBLE IN ALL CATEGORIES OF PLOTS PROVIDED THAT THE BASEMENT WALL SHALL NOT BE LESS THAN 2.40M (8'-0") FROM THE COMMON WALL OF THE ADJOINING BUILDING AND SHALL NOT COVER MORE THAN 50% OF THE COVERED AREA AT GROUND FLOOR.
- THE BASEMENT SHALL HAVE AN OPENING OF NOT LESS THAN 10% OF THE BASEMENT FLOOR AREA OPENING DIRECTLY TO THE EXTERIOR FOR ADMISSION OF NATURAL LIGHT AND AIR AND SHALL BE WATER PROOF AND DAM PROOF.
- THE MINIMUM HEIGHT OF THE BASEMENT SHALL BE 2.0M MEASURED FROM THE FINISHED LEVEL OF THE STREET TO THE TOP OF THE BASEMENT FLOOR. THE COVERED AREA SHALL NOT EXCEED THE COVERED AREA IN THE GROUND FLOOR.

NOTES:-

- THE ZONING PLAN IS BASED ON THE SANCTIONED LAY-OUT/CUM DEMARCATION CEN NUMBER/PLAN DRG. NO. D.T.P.S.A.S.NAGAR 14899 DATED 28.05.2007 APPROVED BY PLANNING AND TOWN PLANNING DEPT. ON 16.05.2007.
- PLAN REVISED AS PER DECISION TAKEN IN THE MEETING HELD ON 16.05.2007 CHAIRMANSHIP OF CHIEF ADMINISTRATOR, PUNJAB DATED 16.05.2007.
- PLAN REVISED AS PER DECISION TAKEN AND CONVEYED BY S.T.P. PUNJAB LETTER NO. PUNJAB/TP/08 DATED 15.07.2008.
- PLAN APPROVED BY THE CHIEF ADMINISTRATOR, PUNJAB AND APPROVAL CONVEYED BY PUNJAB VIDE LETTER NO. PUNJAB/TP/08 DATED 15.07.2008.
- THE ZONING FOR SENIOR SECONDARY SCHOOL SITE NO. 2, REFERENCE NO. D.T.P.S.A.S.NAGAR 15763 DATED 28.05.2007.
- SIZE OF PLOTS NO. 1 TO 4 & 2 TO 3 HAS BEEN CHANGED FROM 40'X60' TO 40'X70' AND THE AREA SPACE ADJOINING PLOTS NO. 2 & 4 HAS BEEN INCREASED FROM 17'-0" TO 17'-6" AS PER TENTATIVE PUNJAB VIDE LETTER NO. PUNJAB/TP/08 DATED 15.07.2008. THE REQUEST APPROVAL AT THE LEVEL OF PLANNING AND DESIGN COMMITTEE SHALL BE TAKEN IN THE MEETING HELD ON 16.05.2007.
- REVEALED ZONING OF PLOT NO. 1, 2, 3 & 4 HAS BEEN INCORPORATED IN ITS APPROVAL.
- FOR COMMON ZONING OF PLOT NO. 1, 2, 3 & 4, REFERENCE NO. D.T.P.S.A.S.NAGAR 15763 DATED 28.05.2007.
- FOR ZONING OF PRACHIN SHIV MANDIR REFERENCE PUNJAB DRG. NO. 18 FOR NO. MSC-49 D.T.P.S.A.S.NAGAR 15800 DATED 28.05.2007.
- THE REVEALED ZONING PLAN OF PLOT NO. 1 & 2 HAS BEEN CONVEYED BY S.T.P. PUNJAB VIDE MEMO NO. 146 DT. 12.07.2008.
- THE ZONING OF PLOT NO. 1 & 2 HAS BEEN RE-APPROVED BY S.T.P. PUNJAB VIDE MEMO NO. 146 DT. 12.07.2008.
- ZONING OF HOSPITAL HAS BEEN MARKED AS PER PUNJAB DRG. NO. 18 FOR NO. MSC-49 D.T.P.S.A.S.NAGAR 15800 DATED 28.05.2007.
- SITE FOR HARTIGATE INSTITUTE (AREA 100.41 SQ.YDS) HAS BEEN EARMARKED AS PER PUNJAB LETTER NO. 15 FOR NO. MSC-49 DATED 18.01.2008.
- FOR ZONING OF SENIOR SECONDARY SCHOOL SITE NO. 2, REFERENCE NO. D.T.P.S.A.S.NAGAR 15763 DATED 28.05.2007.
- SITE FOR PRIMARY SCHOOL (AREA 4211 SQ.YDS) HAS BEEN EARMARKED AS PER PUNJAB LETTER NO. 15 FOR NO. MSC-49 DATED 18.01.2008.
- FOR ZONING OF SENIOR SECONDARY SCHOOL SITE NO. 2, REFERENCE NO. D.T.P.S.A.S.NAGAR 15763 DATED 28.05.2007.
- FOR ZONING OF SENIOR SECONDARY SCHOOL SITE NO. 2, REFERENCE NO. D.T.P.S.A.S.NAGAR 15763 DATED 28.05.2007.

NOTE:

THE DIGITIZED DRAWING IS BASED ON THE ORIGINAL DRAWING OF THE CONCERNED DEPARTMENT IN CASE OF ANY DISCREPANCY THE DETAILS IN THE ORIGINAL DRAWING SHALL PREVAIL UPON.



DEPARTMENT OF TOWN AND COUNTRY PLANNING, PUNJAB.

Drawing No. (d.t.p.s.a.s.nagar) 1314/99 DATED: 15.2.99

DRAWN BY: CHECKED BY:

— Sd — planning officer
— Sd — asst. town planner — Sd — senior town planner — Sd — chief town planner

